| 077.0 | 0002 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,594,700 / 1,594,700 |
| | | | | | USE VALUE: | 1,594,700 / 1,594,700 |
| | | | | | ASSESSED: | 1,594,700 / 1,594,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 18 | | PARKER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TURNER DOUGLAS R & HOPE A /TRS |
| Owner 2: | DOUGLAS R TURNER REVOCABLE TR |
| Owner 3: | HOPE A TURNER REVOCABLE TRUST |
| Street 1: | 18 PARKER RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TURNER DOUGLAS R & HOPE - |
| Owner 2: | - |
| Street 1: | 18 PARKER RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .419 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 4908 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 18260.000 | 578,100 | 400 | 1,016,200 | 1,594,700 |
| Total Card | 0.419 | 578,100 | 400 | 1,016,200 | 1,594,700 |
| Total Parcel | 0.419 | 578,100 | 400 | 1,016,200 | 1,594,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.92 /Parcel: 324.92

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 48790

**GIS Ref**

**GIS Ref**

**Insp Date** 11/21/18

!6409!

## PREVIOUS ASSESSMENT

**Parcel ID** 077.0-0002-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 578,100 | 400 | 18,260. | 1,016,200 | 1,594,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 555,600 | 400 | 18,260. | 1,016,200 | 1,572,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 555,500 | 400 | 18,260. | 1,016,200 | 1,572,100 | 1,572,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 424,100 | 400 | 18,260. | 1,016,200 | 1,440,700 | 1,440,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 424,100 | 400 | 18,260. | 871,000 | 1,295,500 | 1,295,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 424,100 | 400 | 18,260. | 813,000 | 1,237,500 | 1,237,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 424,100 | 400 | 18,260. | 696,800 | 1,121,300 | 1,121,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 421,900 | 400 | 18,260. | 624,200 | 1,046,500 | 1,046,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:52:03 |

**LAST REV**

| Date | Time |
|---|---|
| 12/17/19 | 10:06:21 |
| danam | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 6409

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TURNER DOUGLAS | 66118-512 | | 9/23/2015 | Convenience | 100 | No | No | | |
| STEIN IRVING | 23108-4 | | 4/23/1993 | | 475,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48790 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/10/2019 | 843 | Solar Pa | 7,000 | C | | | | |
| 12/30/2013 | 1842 | Solar Pa | 12,700 | C | | | | |
| 4/9/2010 | 289 | Wood-Sto | 3,500 | | | | | REMOVE CHIMNEY / I |
| 11/7/1995 | 660 | | 8,500 | | | | | REM/BA/KIT/FPL/BDR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/21/2018 | Inspected | BS | Barbara S |
| 10/29/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 6/19/2009 | Info At Door | 189 | PATRIOT |
| 10/14/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/30/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 18260 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 4 | | | View | 50 | | | | | 1,016,188 | | | | | | 1,016,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.41919 | Total SF/SM: | 18260 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 1,016,188 | Spl Credit | | Total: | 1,016,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 16 - Stone Vene | 20 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 0.93141079 |
| Const Adj.: | 1.00340950 |
| Adj $ / SQ: | 93.459 |
| Other Features: | 110970 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 709273 |
| Depreciation: | 131925 |
| Depreciated Total: | 577348 |

## COMMENTS

GAS FIREPLACE INSERT 6-29-2010.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

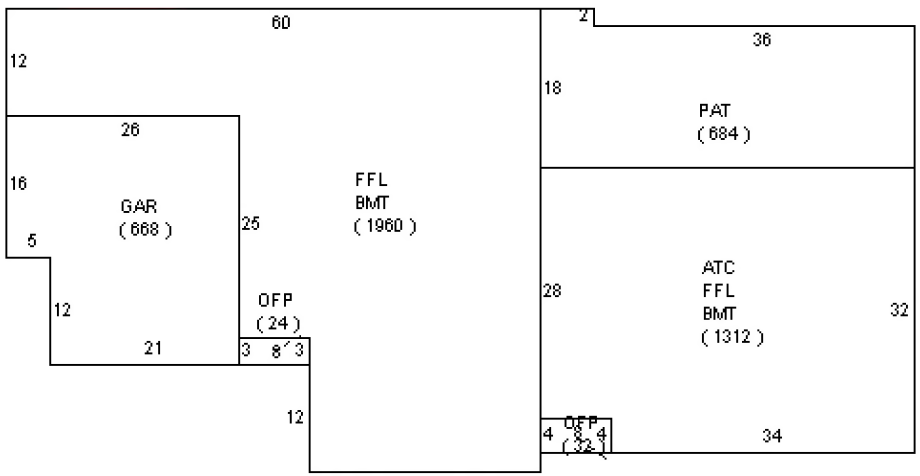
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 113.08 |
| Special Features: | 800 | Val/Su Net: | 68.73 |
| Final Total: | 578100 | Val/Su SzAd | 154.94 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 3,272 | 37.150 | 121,554 |
| FFL | First Floor | 3,272 | 93.460 | 305,797 |
| PAT | Patio | 684 | 2.810 | 1,921 |
| GAR | Garage | 668 | 18.810 | 12,563 |
| ATC | Attic | 459 | 67.290 | 30,900 |
| OFP | Open Porch | 56 | 44.150 | 2,472 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 8,411 | | | Total: | 475,207 |
| Size Ad | 3731.1999 | Gross Area | 9264 | FinArea | 4908 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| ATC | 100 | UNF | 70 | | |
| BMT | 100 | RRM | 50 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 077.0-0002-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 96 | Whirl Pool | D | S | 1 | 2 | A | AV | 1990 | 500.00 | T | 23.2 | 101 | | | 800 | | | 800 |
| 2 | Frame Shed | D | Y | 1 | 8X10 | G | AV | 2005 | 0.00 | T | 11.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X10 | A | AV | 1980 | 6.00 | T | 31.2 | 101 | | | 400 | | | 400 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 400 | Total Special Featues: | 800 | Total: | 1,200 |
|---|---|---|---|---|---|---|---|